

\$975,000 - 2221 3 Avenue Nw, Calgary

MLS® #A2149550

\$975,000

4 Bedroom, 4.00 Bathroom, 2,137 sqft

Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

This beautiful, well-maintained home is nestled in the desirable community of West Hillhurst. Located on a quiet street with a south-facing backyard, it's a gardener and sun lover's paradise. Pride of ownership is evident from the moment you step onto the property, lovingly maintained by the original owners. As you walk in the front door you are greeted by the formal dining room and a versatile front room that could be used as a home office, reading room or an additional bedroom! Transition into the kitchen and you will find granite countertops on the kitchen center island, a gas stove and lots of counter space as well as a convenient breakfast bar. You will love the open concept living room and kitchen area as it makes for a great place to host friend and family get togethers! There are beautiful maple hardwood floors throughout the main floor. The 2 piece bathroom is tucked just outside of the kitchen and right next to the side door, great for washing up for dinner or as you come in from the yard! In the basement you will find a large recreation room equipped with custom built in cabinets, an ideal spot for family movie or game nights. Just down the hall there is an additional bedroom and a 3 piece bathroom perfect for when guests stay over, or extra room for the family. A few other key features of this home include: -Two gas fireplaces (one upstairs and one downstairs) -3 bedrooms on second floor (all with walk in closets) - Closet organizers (these are a dream at keeping everything in its place) -Cute



balcony off of the primary bedroom -Dream ensuite (with make up vanity, a large full tiled shower, oversized bathtub and full length mirrors!) If you havenâ€™t fallen in love yet, you will when you see the view of downtown from the home office in the large loft upstairs! On top of all that, the beautiful backyard was professionally landscaped in 2019 and features a large deck perfect for entertaining. The exterior of this home and garage were refinished and painted in 2019, and new garage shingles and eavestroughs done in 2020. The paved back alley provides easy access to the double detached garage. Amazing location, only a 35 min walk to downtown Calgary. Donâ€™t miss the opportunity to own this exceptional property in West Hillhurst â€“ a perfect blend of comfort, style, and convenience.

Built in 1998

Essential Information

MLS® #	A2149550
Price	\$975,000
Sold Price	\$937,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,137
Acres	0.07
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2221 3 Avenue Nw
---------	------------------

Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0K7

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Paved

Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Kitchen Island, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Rain Barrel/Cistern(s)
Lot Description	Back Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2024
Date Sold	August 8th, 2024
Days on Market	21
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.